



2 New Laund Farm

Fence

Offers in the Region of: £550,000



**Pendle Hill
Properties**



2 New Laund Farm, Fence
*£550,000 Offers in the
Region of*

A stunning three-bedroom semi-detached farmhouse with beautiful wrap-around views briefly comprises a lounge, kitchen, garden room, dining room, downstairs WC, master bedroom with ensuite, two further bedrooms, family bathroom, large gardens to the front and rear, and shared driveway.



LOUNGE

A spacious lounge briefly comprises an electric fire with mantle, carpeted flooring, wall mounted and ceiling light points, radiator, and double-glazed windows with stunning views across the countryside.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring induction hob, Astr Cast ceramic sink with drainers and mixer tap, integrated oven and microwave, tiled flooring, ceiling spotlights, and double-glazed windows.

GARDEN ROOM

A cosy garden room comprises carpeted flooring, radiator, ceiling and wall lights, and double-glazed windows to the front and rear.

DINING ROOM

A large room perfect for entertaining, briefly comprises a large, double-glazed window, carpeted flooring, wall lights, and a radiator.

DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, storage basin sink, ceiling light point, and vinyl flooring.

MASTER BEDROOM WITH EN-SUITE

The master bedroom boasts stunning views through two double-glazed windows, carpeted flooring, a ceiling light point, and a radiator.

The en-suite briefly comprises a walk-in shower with overhead rainfall attachment, low-level WC, storage basin sink, carpeted flooring, radiator, ceiling light point, and a frosted window to the rear.

BEDROOM TWO

A spacious double bedroom briefly comprises fitted furniture, a ceiling light point, a radiator, and a double-glazed window to the front of the property.

BATHROOM

The bathroom briefly comprises a bath with shower attachment, carpeted flooring, half-tiled walls, a cabinet sink, a low-level WC, a radiator, a ceiling light point, and a frosted window.

BEDROOM THREE

The third bedroom boasts carpeted flooring, a radiator, a ceiling light point, and a double-glazed window.

EXTERNAL

To the rear of the property is a patio area across two levels boasting stunning surrounding views with a lawned garden area.

To the front of the property is a large lawned garden.

ADDITIONAL INFORMATION

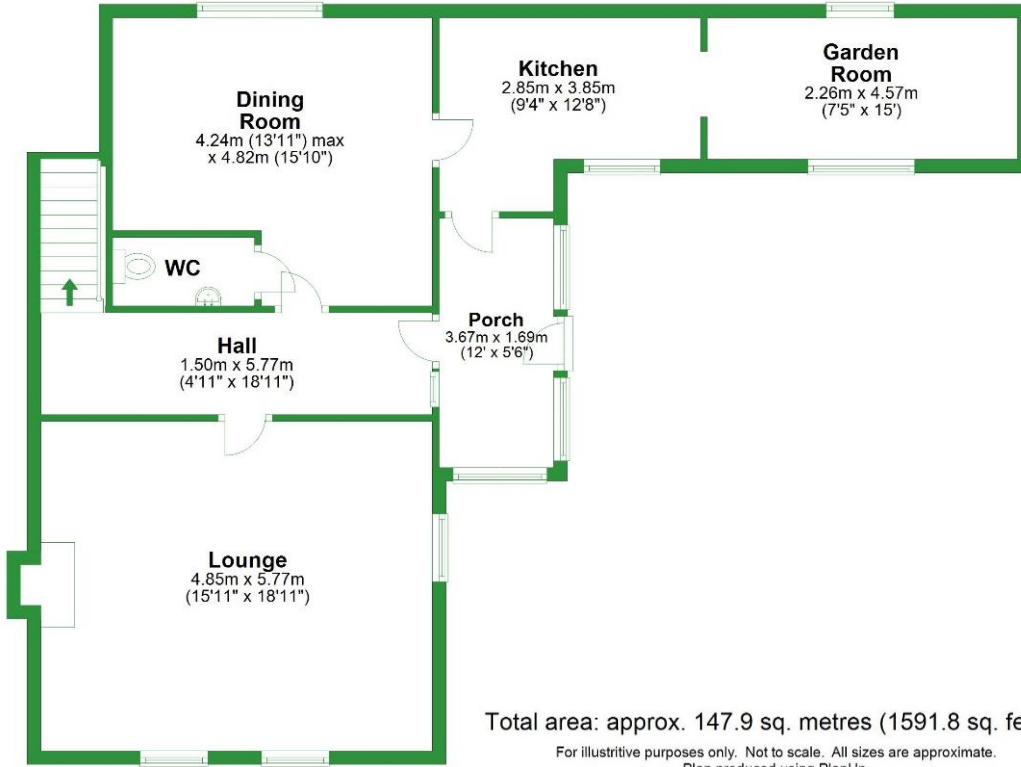
Tenure = Freehold

Council Tax Band = F



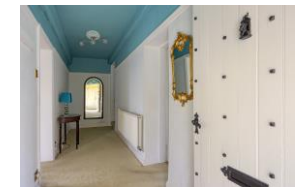
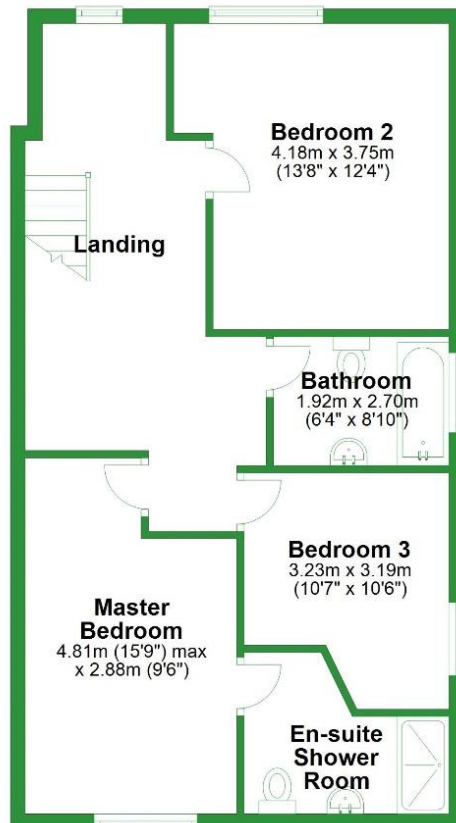
Ground Floor

Approx. 86.0 sq. metres (925.6 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.1 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk